

May 14, 2024

By Email: coa@brampton.ca; clara.vani@brampton.ca

Clara Vani
Legislative Coordinator & Secretary-Treasurer Committee of Adjustment
Committee of Adjustment
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Clara Vani,

**Re: Minor Variance Application – A-2024-0136 & Consent Application – B-2024-0006
2000 Williams Parkway West
City of Brampton, Region of Peel
Owner: FCA Canada Inc.
Agent: Arcadis c/o Rachel Stuart**

This letter acknowledges receipt of the subject minor variance and consent application, received on April 22, 2024. Toronto and Region Conservation Authority (TRCA) staff have reviewed this application and the circulated materials listed in Appendix A to this letter in accordance with the Conservation Authorities Act, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. With respect to Planning Act matters, conservation authorities have a role to ensure that decisions under the Planning Act are consistent with the natural hazard policies of the Provincial Policy Statement (PPS) and conform to any natural hazard policies in a provincial plan.

In addition, TRCA staff have also reviewed this application in accordance with Ontario Regulation 41/24. Where development activity is proposed, within a regulated area, a permit is required to ensure that it conforms to the applicable tests for implementation of the regulation.

The subject property is partially located within TRCA's Regulated Area of the Mimico Creek Watershed. Specifically, a small southwest portion of the subject land is located within the Regulatory Flood Plain associated with a tributary of Mimico Creek. As such, a TRCA permit pursuant to Ontario Regulation 41/24 is required from this Authority prior to any development and/or site alteration taking place within TRCA's Regulated Area on the property. Based on our review, the proposed development (lot creation) will be located within TRCA's regulated portion of the site.

Purpose of the Application

TRCA staff understand that the purpose of Consent Application is to sever the lands with a total area of 98.64Ha (243.75 Acres). The portion proposed to be severed is approximately 13 hectares (32 acres) and is situated at the west end of the site and the retained parcel is approximately 85 hectares (210 acres).

There are no existing buildings on the severed parcel rectangular in shape, with approximately 184 m in width by approximately 725 m in length. The retained parcel currently contains a 1-3 storey manufacturing plant with an approximate gross floor area of 249,028sq.m. The site currently operates as an assembly plant and consists of industrial uses, with car storage being present on the proposed severed parcel.

TRCA staff understand the intent of the severance is to facilitate a future application for two new warehousing structures on the severed parcel.

TRCA staff understand that the purpose of Minor Variance Application is to:

- permit a minimum 9.0m street line setback from Torbram Road;
- permit a minimum width of 9.0m along Torbram Road as a continuous, uninterrupted planting strip save and except for where vehicular access(es) is provided; and
- permit a landscape buffer at a minimum width of 60.0m along North Park Drive for a minimum distance of not more or less than 145m east of Torbram Road.

Combined, these two applications seek to permit the severed parcel to function independently from the retained parcel for an Employment use, as designated in the Brampton Official Plan.

It is our understanding that the requested variances are required to ensure the severed parcel and retained parcel are compliant with zoning requirements.

Application Specific Comments

Based on our review, the proposed severance will be located within TRCA's regulated portion of the site. Drawing within Schedule 'A' shows that the severed lot will contain the Regulatory flood plain which does not conform to TRCA's The Living City Policies (LCP).

Based on our review of the materials submitted in this application, the proposed severance contains a regulated feature (ie. Regulatory floodplain). As per LCP Section 7.3.1.3, the creation of new lots containing regulated features is not supported. As presently presented, TRCA staff cannot support the proposed severance as it is contrary to these policies.

On May 14, 2023, TRCA staff had the opportunity to discuss the above with the applicant and they have indicated they are comfortable with renaming the severed lot as the retained lot so that the 'severed lot' does not have regulated features. TRCA can accept the revised sketch (Appendix B) received on May 14, 2024, by the agent Arcadis Professional Services which reflects these changes.

Recommendation

TRCA's staff have **no objection** to support the approval of Minor Variance and Consent Applications assigned City File No. **A-2024-0136 & B-2024-0006** under the following condition:

- 1) That the revised drawing sketch received by TRCA on May 14, 2024, prepared by the agent Arcadis Professional Services as reflected in Appendix B is accepted by the committee and;
- 2) That the severed land be the 85ha lot and the retained land be the 13ha lot.

The applicant is to note that a TRCA permit pursuant to Ontario Regulation 41/24 may be required for any future works on the retained lot.

Fee

TRCA staff thank the applicant for their prompt payment of the required planning review fee of \$1,590.00 received on May 9, 2024.

We thank you for the opportunity to comment. We trust these comments are of assistance. Should you have any additional questions or comments, please contact the undersigned.

Sincerely,

Marina Janakovic
Planner I
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority
Telephone: (437) 880-2368
Email: Marina.Janakovic@trca.ca

Appendix A: Circulated Materials

- Letter Re: Minor Variance Application, dated April 19, 2024, prepared by Arcadis Professional Services
- Schedule 'A', undated, prepared by Arcadis Professional Services

Appendix B: Revised Drawing

- Revised Severance Sketch, Arcadis Professional Services, received by TRCA on May 14, 2024

RECEIVED

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Retained Land (85.68 ha)

Severed Land (12.97 ha)

